



CUSHMAN & WAKEFIELD



COMMERCIAL ADVISORS

Y O U N G
A V E N U E
S O U N D

LEGENDARY RECORDING STUDIO FOR SALE

CUSHMAN & WAKEFIELD COMMERCIAL ADVISORS
**ADVISORY
HOT PROPERTY**



ASKING PRICE
\$1,800,000

2258 YOUNG AVENUE | MEMPHIS, TN 38104

PROPERTY HIGHLIGHTS

Young Avenue Sound is a professionally designed recording studio located in the heart of Memphis' Cooper-Young district, one of the city's most vibrant music and arts communities. Built inside a converted gymnasium and acoustically engineered by renowned studio designer Alan Stewart, the facility was developed to capture the energy of classic Memphis recordings while supporting modern digital production. Since opening in 2001, the studio has served as a creative hub for artists, producers, and engineers working across music, podcasting, and multimedia production.



Designed by renowned UK studio architect Alan Stewart, known for his work on Abbey Road Studios where The Beatles recorded, and Electric Lady Studios in New York City commissioned by Jimi Hendrix.

OVERVIEW

- Over 11,000 SF with 4 Recording Spaces
- \$250K+/- HIGH END Studio Gear Included
- Transfer of Branded Historical Name & Website
- 2 Unattached Guest Houses with Cottage*
- 2,637+/- SF Living Space above Studio
- On-site parking
- Located in The Historic Cooper-Young Area

**Guest houses and cottage subject to negotiation*

ASKING PRICE \$1,800,000



The studio features a rare API 1604 vintage recording console, widely respected for its classic analog sound and used on countless legendary recordings. Additional standout pieces include a Neumann U47 and U67 tube microphones, a Yamaha C7 grand piano with Disklavier system, and iconic outboard gear like Teletronix LA-2A and UREI 1176 compressors, delivering the warm, professional tone heard in world-class studios.

THE GEAR

\$250K+/- in Professional Studio Recording Equipment Included

RECORDING CONSOLE

- API 1604 Vintage Recording Console (1970s)

INSTRUMENTS

- Yamaha C7 Grand Piano with Disklavier System

AUDIO INTERFACES

- Universal Audio Apollo 8 Audio Interface
- Universal Audio Apollo 16 Audio Interface

MICROPHONE PREAMPLIFIERS

- BAE 1073MP Dual Microphone Preamp with Power Supply
- Coil Audio CA-286 Microphone Preamplifiers (Pair)

COMPRESSORS & DYNAMICS

- Tube-Tech CL 1B Optical Compressor
- Teletronix LA-2A Leveling Amplifiers (Pair)
- UREI 1176LN Rev H Limiting Amplifiers (Pair)
- UREI 1178 Dual Peak Limiter
- dbx 160A Compressor / Limiter

MONITORING

- JBL 4350A Studio Monitor Speakers
- Genelec 1037C Studio Monitors with Genelec 7070A Subwoofer
- Yamaha NS-10 Studio Monitor Pair
- Grace Design m905 Monitor Controller

MICROPHONES

- Neumann U47 Tube Microphone
- Neumann U67 Tube Microphone
- Telefunken ELA M 221 / Schoeps 221 Tube Microphone
- Royer R-121 Ribbon Microphones (Pair)
- Royer SF-12 Stereo Ribbon Microphone
- Sennheiser MD 421 Dynamic Microphones (2)
- Sennheiser e602 Kick Drum Microphone
- Shure SM57 Dynamic Microphones (5)
- Earthworks QTC Series Measurement Microphones (Pair)
- Yamaha Subkick Low-Frequency Microphone

MONITORING & CUE SYSTEM

- Hear Technologies Hear Back Headphone Monitoring System

STUDIO INFRASTRUCTURE

- Custom Studio Rackmount Desk with L-Shaped Outboard Rack Enclosure and Patchbay
- Acoustic GOBO Isolation Panels
- Professional Microphone Stands and Boom Arms
- Smart TVs (9 Units)
- Professional Studio Cables and Miscellaneous Audio Equipment

Plus a variety of other audio equipment

All information is deemed reliable but not guaranteed. Subject to change without notice.

FLOOR PLAN

THE LAYOUT 1ST FLOOR

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1	Patio	5	Kitchen	9	Lobby	13	Work Room	17	Bathroom
2	Studio B Control	6	Stairs	10	Studio A Control	14	Studio C Tracking	18	Storage
3	Studio B Vocal	7	Office	11	Studio A Tracking	15	Studio C Control	19	Insulated Garage
4	Studio B Tracking	8	Full Bath	12	Storage	16	Electric	20	Private Entry

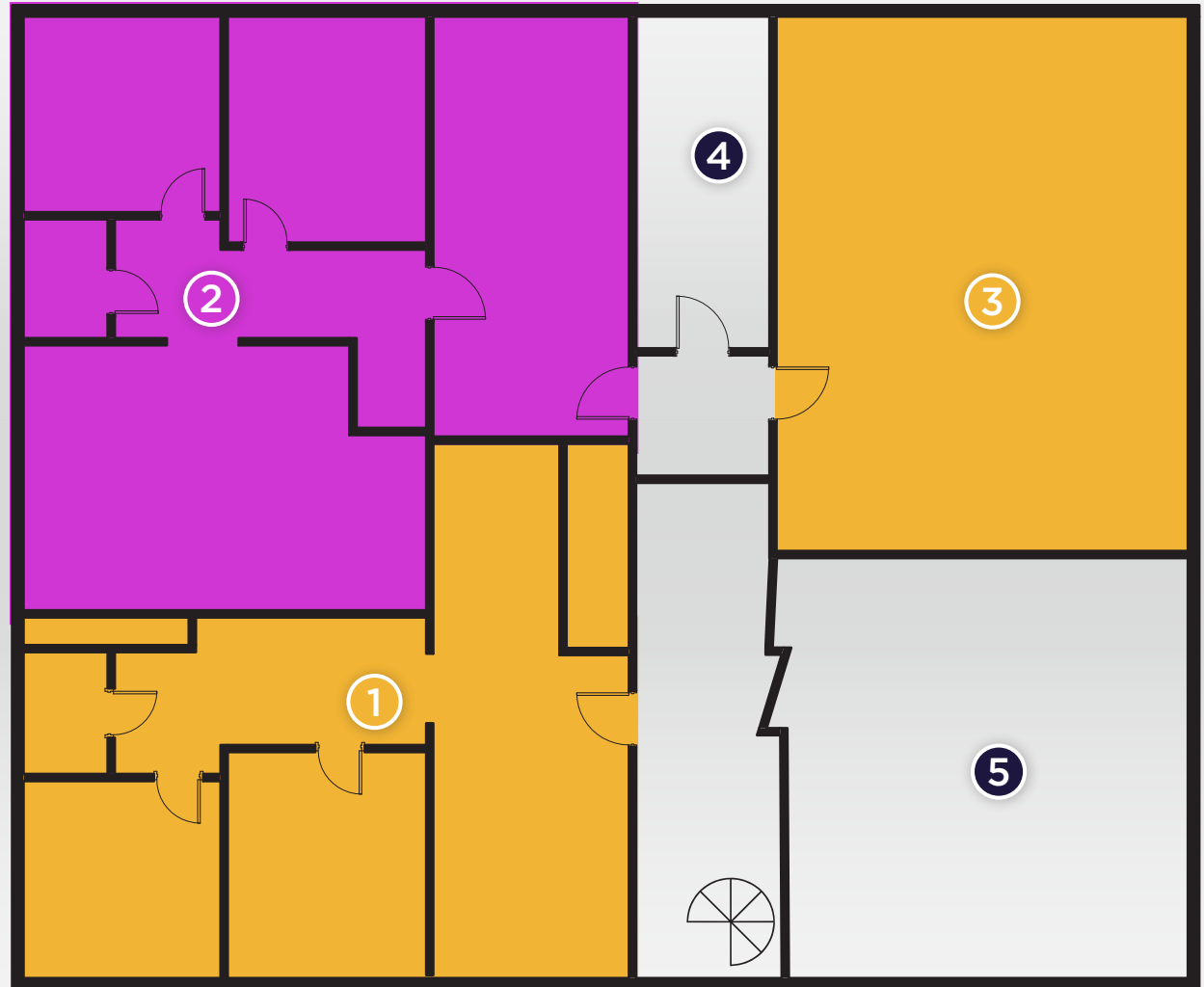


FLOOR PLAN

1	Apartment 1 - 836 SF
2	Apartment 2 - 1,073 SF
3	Lounge - 728 SF
4	Stairs
5	Open to Below

THE LAYOUT

2ND FLOOR

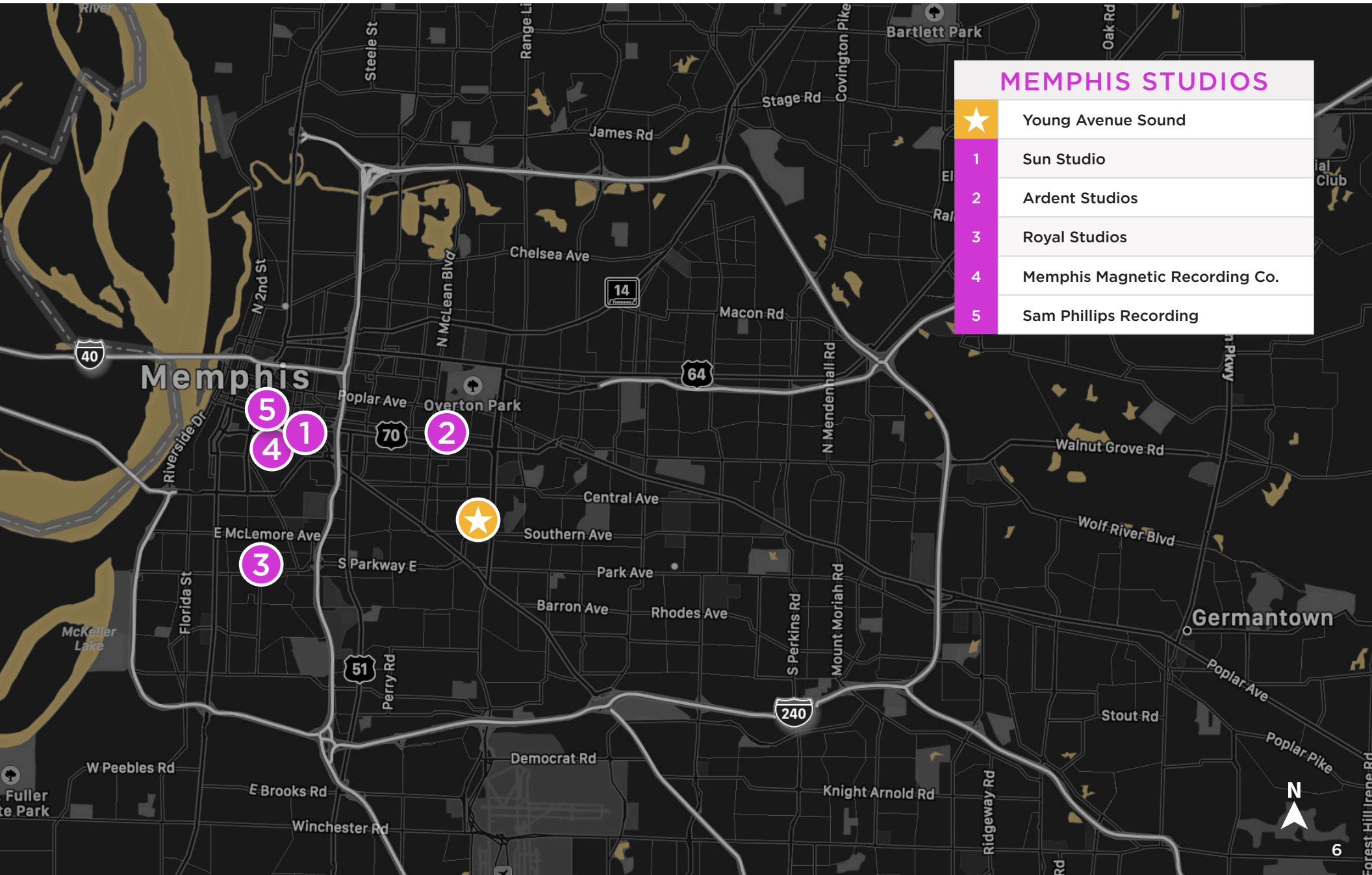


Y O U N G
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S O U N D



TOP LEGENDARY STUDIOS

ICONIC MEMPHIS STUDIOS IN OPERATION



MEMPHIS STUDIOS

- ★ Young Avenue Sound
- 1 Sun Studio
- 2 Ardent Studios
- 3 Royal Studios
- 4 Memphis Magnetic Recording Co.
- 5 Sam Phillips Recording



Young Avenue runs through the Cooper-Young Historic District, one of the most vibrant and culturally influential neighborhoods in Midtown Memphis. The district is centered around the intersection of Cooper Street and Young Avenue and is widely known for its music culture, arts scene, restaurants, and historic architecture.

The area blends early-20th-century homes, local businesses, live music venues, and creative spaces, making it a hub for artists, musicians, and entrepreneurs. Many of the neighborhood's buildings date back to the late 1800s and early 1900s, giving the district a distinctive character shaped by Craftsman, Colonial Revival, and other historic architectural styles that reflect Memphis' early urban growth.

Young Avenue and the surrounding Cooper-Young district have long been associated with Memphis' independent music and creative communities. The neighborhood's walkable streets, vibrant nightlife, and eclectic mix of locally owned restaurants, bars, galleries, and shops have made it one of the city's most active cultural corridors. The district is also home to the annual Cooper-Young Festival, the largest single-day festival in Memphis, which attracts thousands of visitors and highlights the area's deep connection to art, music, and local culture.



LOCATION ADVANTAGES

- ~10-15 minutes to Downtown Memphis / Beale Street
- ~10 minutes to Memphis International Airport
- Near Overton Square, Overton Park, and the Memphis Zoo

AREA HIGHLIGHTS

- Located in Midtown Memphis, long considered the city's cultural and artistic center
- Known for live music venues, recording spaces, and independent record labels
- Walking distance to bars, restaurants, and venues where local and touring musicians perform
- Walk Score around 88 ("Very Walkable"), far higher than most Memphis neighborhoods
- Dense mix of restaurants, galleries, coffee shops, and nightlife
- Home to the Cooper-Young Festival, Memphis' largest single-day event with over 100,000 visitors annually
- Additional events include Gonerfest, beer festivals, and art walks

DEMOGRAPHICS

YEAR 2025	5 MINS	10 MINS	15 MINS
Population	29,492	131,503	293,598
Median Age	38.3	37.5	36.4
Avg Household Income	\$107,955	\$87,109	\$89,230
Per Capita Income	\$52,541	\$41,144	\$40,123
Total Businesses	1,223	5,219	12,988
Total Employees	14,897	56,218	126,798
Employment (White Collar)	9,737	33,307	70,623
Employment (Blue Collar)	2,764	12,245	32,264
Employment (Services)	2,398	10,663	23,911
Unemployemnt Rate	5.4%	7.8%	7.1%

source: ESRI (April 2026)

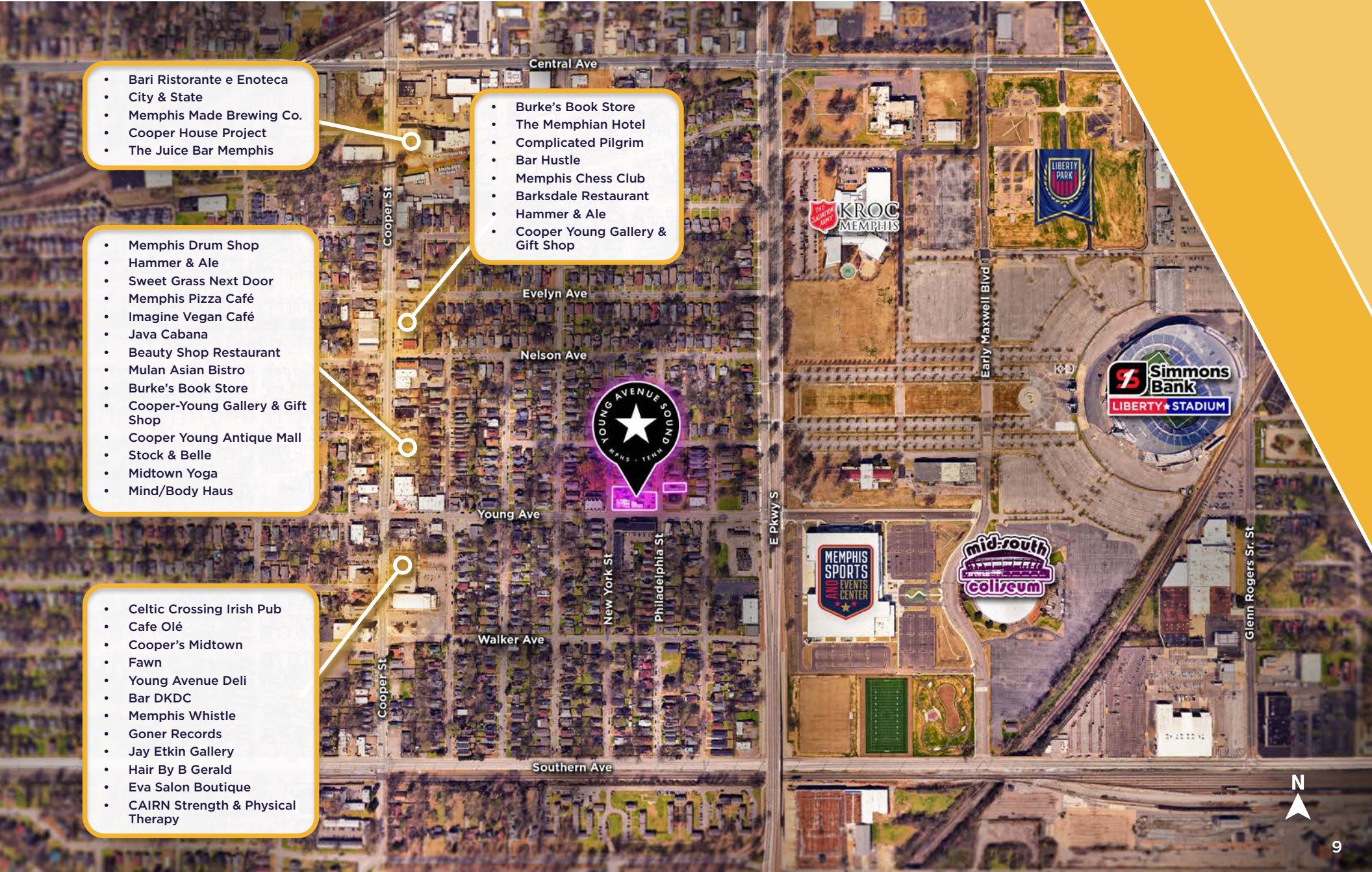
LOCAL AMENITIES

- Bari Ristorante e Enoteca
- City & State
- Memphis Made Brewing Co.
- Cooper House Project
- The Juice Bar Memphis

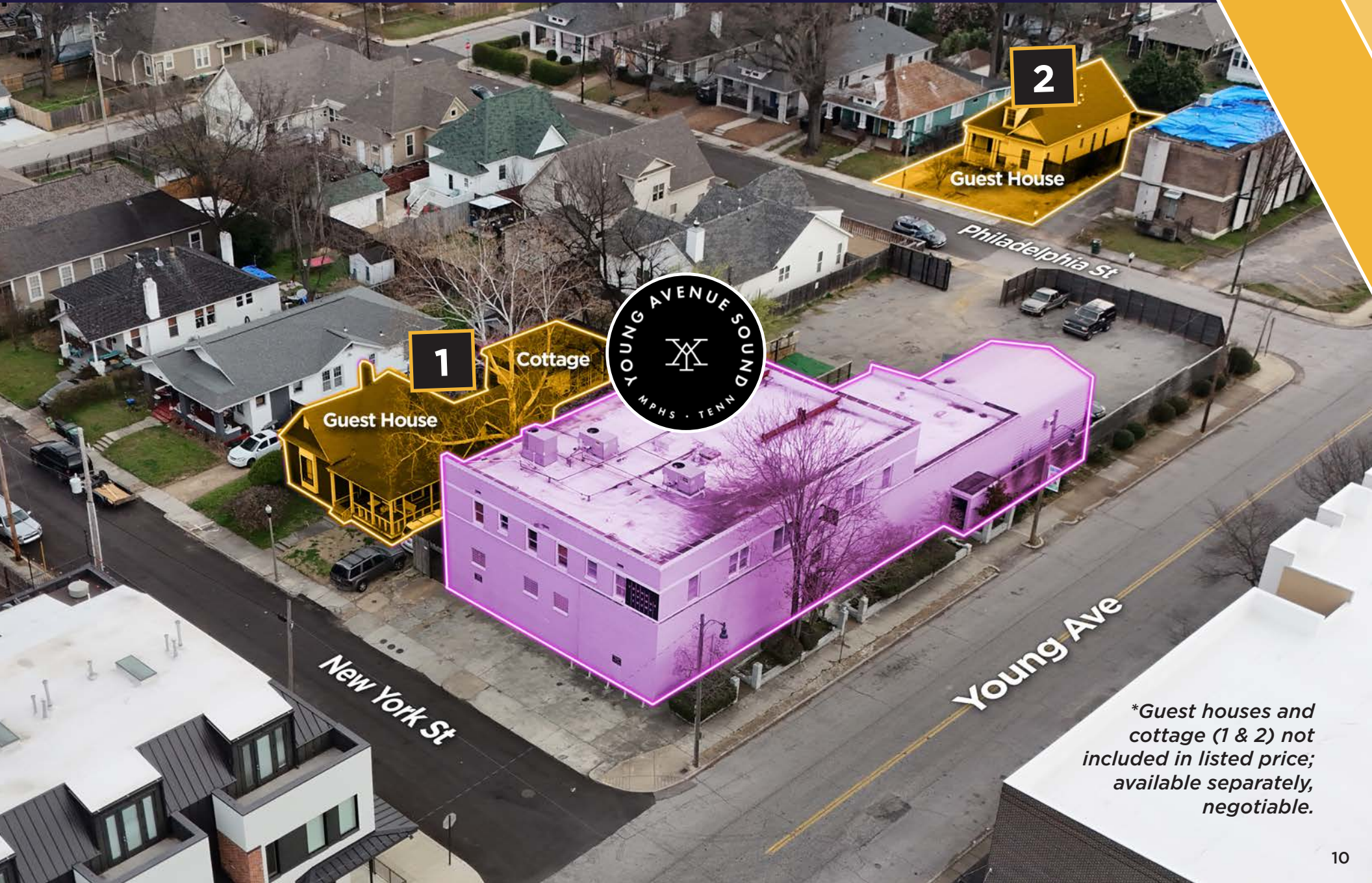
- Memphis Drum Shop
- Hammer & Ale
- Sweet Grass Next Door
- Memphis Pizza Café
- Imagine Vegan Café
- Java Cabana
- Beauty Shop Restaurant
- Mulan Asian Bistro
- Burke's Book Store
- Cooper-Young Gallery & Gift Shop
- Cooper Young Antique Mall
- Stock & Belle
- Midtown Yoga
- Mind/Body Haus

- Celtic Crossing Irish Pub
- Cafe Olé
- Cooper's Midtown
- Fawn
- Young Avenue Deli
- Bar DKDC
- Memphis Whistle
- Goner Records
- Jay Etkin Gallery
- Hair By B Gerald
- Eva Salon Boutique
- CAIRN Strength & Physical Therapy

- Burke's Book Store
- The Memphian Hotel
- Complicated Pilgrim
- Bar Hustle
- Memphis Chess Club
- Barksdale Restaurant
- Hammer & Ale
- Cooper Young Gallery & Gift Shop



AERIAL PHOTO



1

Guest House

Cottage



2

Guest House

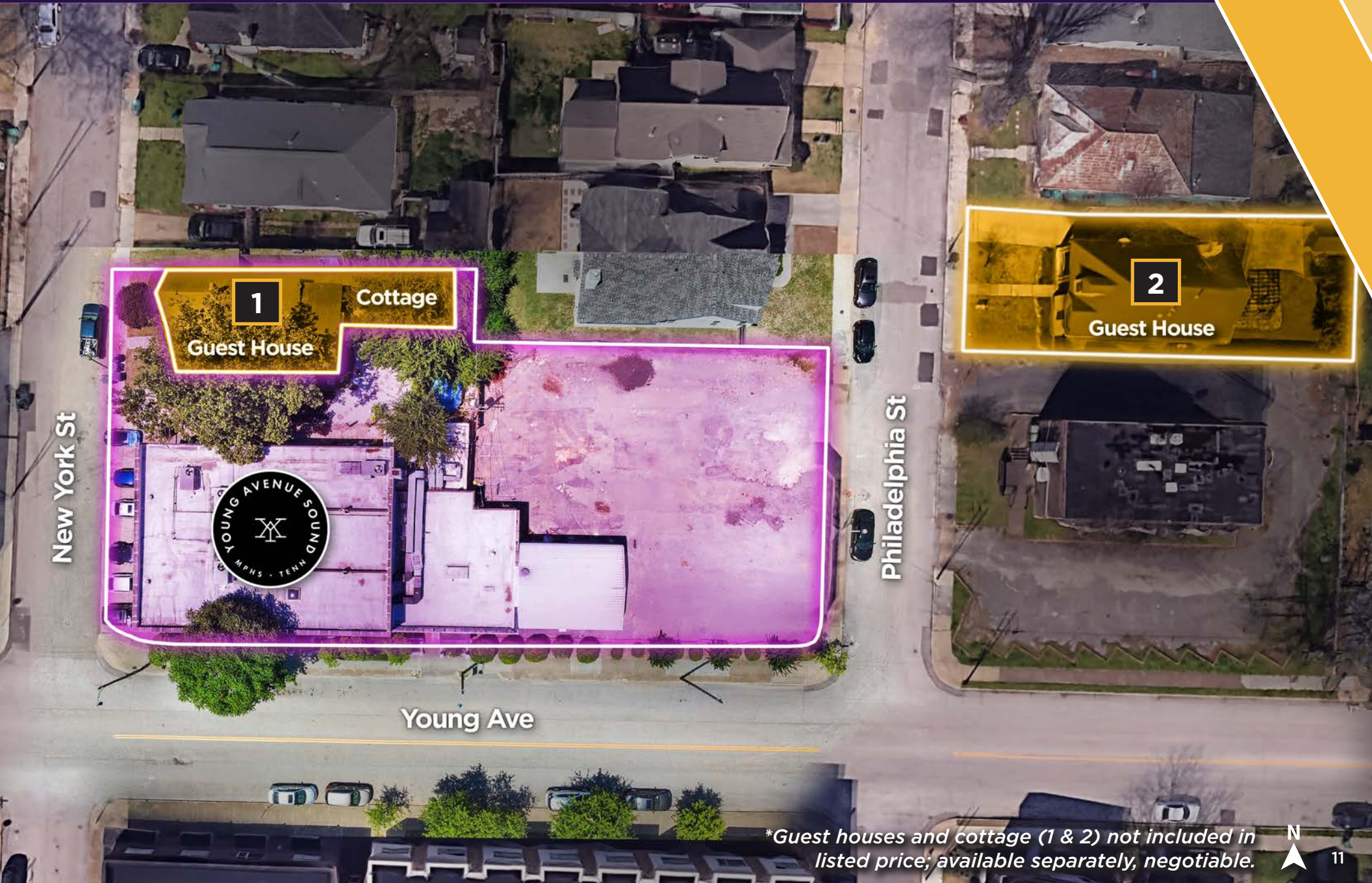
New York St

Young Ave

Philadelphia St

**Guest houses and cottage (1 & 2) not included in listed price; available separately, negotiable.*

SITE PLAN



New York St

1
Guest House

Cottage



Philadelphia St

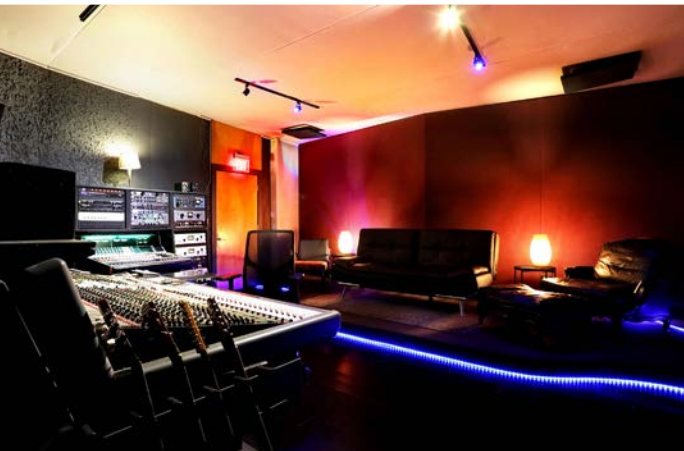
2
Guest House

Young Ave

**Guest houses and cottage (1 & 2) not included in listed price; available separately, negotiable.*



STUDIO PHOTOS



ARTISTS AND CLIENTS



A-Z

Clients and artists who have worked at Young Avenue Sound

#

2 Chainz
42 Dugg
8Ball & MJG

A

Al Kapone
Alexis Grace
Anthony Q

B

Bad Boy South
Big 30
Big Homiie G
BigWalkDog
Bic Fizzle
Bobby Rush
Buckwheat Zydeco
Bun B

C

Cameo
Carlos Broady
Christone "Kingfish" Ingram
Chris Pitts
Chuck Leavell
Crunchy Black
CYC
Cyrena Wages

D

David Toze

DJ Andrew Hypes
DJ Drama
DJ Paul
DJ Scream
DJ Sound
DJ Zirk
Don Trip
Drumma Boy
Duke Deuce

E

Eric Gales

F

Finesse2tymes
Freesol
Frayser Boy
FTO Sett
Future

G

Gangsta Boo
Grace Askew
Gucci Mane

H

Hitkidd

I

IME Casino

J

Jack Oblivian & The Sheiks

Jake Broido
Jean Marie Horvat
Jeezy
Jeremy Stanfill
Jim Dickinson
Jombi
Josh Cosby
Juicy J
Julian Cross
Julien Baker
Justin Timberlake

K

K Carbon
Kanye West
Kato2X
Killer Mike
Kinfolk Thugz
Kingpin Skinny Pimp
Kirk Whalum

L

La Chat
Lawrence Matthews
Levon Helm
Lil Double O
Lil Noid
Lil Wyte
Lord T & Eloise
Lucero
Luis Resto

M

Machine Gun Kelly
Marcella Simien
MC Mack
Meghan Trainor
Moneybagg Yo

N

NLE Choppa

O

OG Boo Dirty

P

Paul Wall
Playa Fly
Pooh Shiesty

Q

Quavo

R

Rabid Villain
Reagan Strange
Rick Ross
Ry Cooder

S

Saliva
Salo Palini
Saving Abel
Sexyy Red
Slice Tee

Snootie Wild
Star & Micey
Steven Seagal

T

The Band Camino
The Bar-Kays
The Regiment Horns
Three 6 Mafia
T.I.

Tom Skeemask
Tommy Wright III
Travis Scott
Trey Drizzle

W

Waka Flocka Flame
Warren Haynes

Y

Ying Yang Twins
Yo Gotti
Young Dolph

THE BUILDING SPECS

HVAC, ROOF & ELECTRICAL

HVAC SYSTEMS

- Total of (6) HVAC units servicing the property
- (4) 4-ton units located on the main (high) roof
- (2) 3.5-ton units located on the east lower roof

CONDITION & AGE

- (1) unit less than 2 years old
- (2) units less than 5 years old
- (1) unit less than 7 years old
- (2) units older than 5 years - well maintained and fully operational

MAINTENANCE

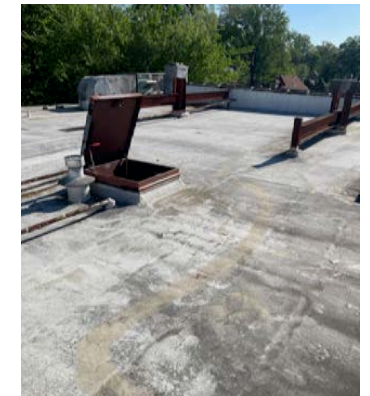
- All units in good working condition
- Routine maintenance performed, including coil cleaning and filter replacement

ELECTRICAL

- Dual electrical system: house power + filtered technical power
- House power serves lighting, HVAC, and general outlets
- Filtered power supports studios and control rooms
- Isolation/conditioning reduces noise and interference
- Dedicated panels and grounding ensure stable performance

ROOF

- Roof reported in excellent condition with no known leaks

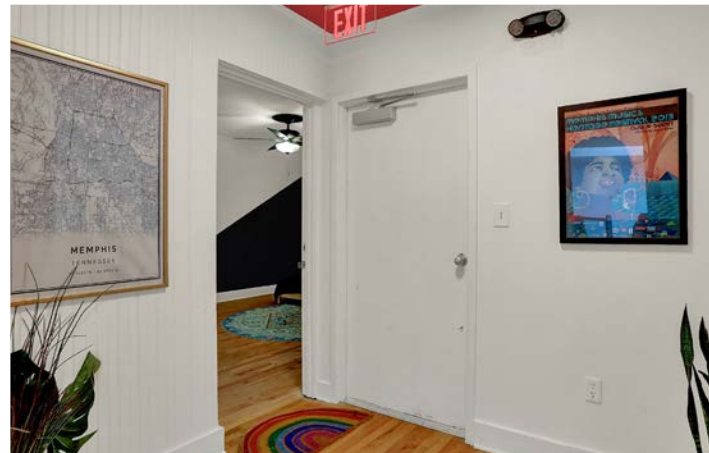


LIVING AREA INSIDE STUDIO

2ND FLOOR



LIVING AREA PHOTOS



ADDITIONAL LIVING SPACES

Guest houses and cottage available separately; price negotiable

1

GUEST HOUSE & COTTAGE

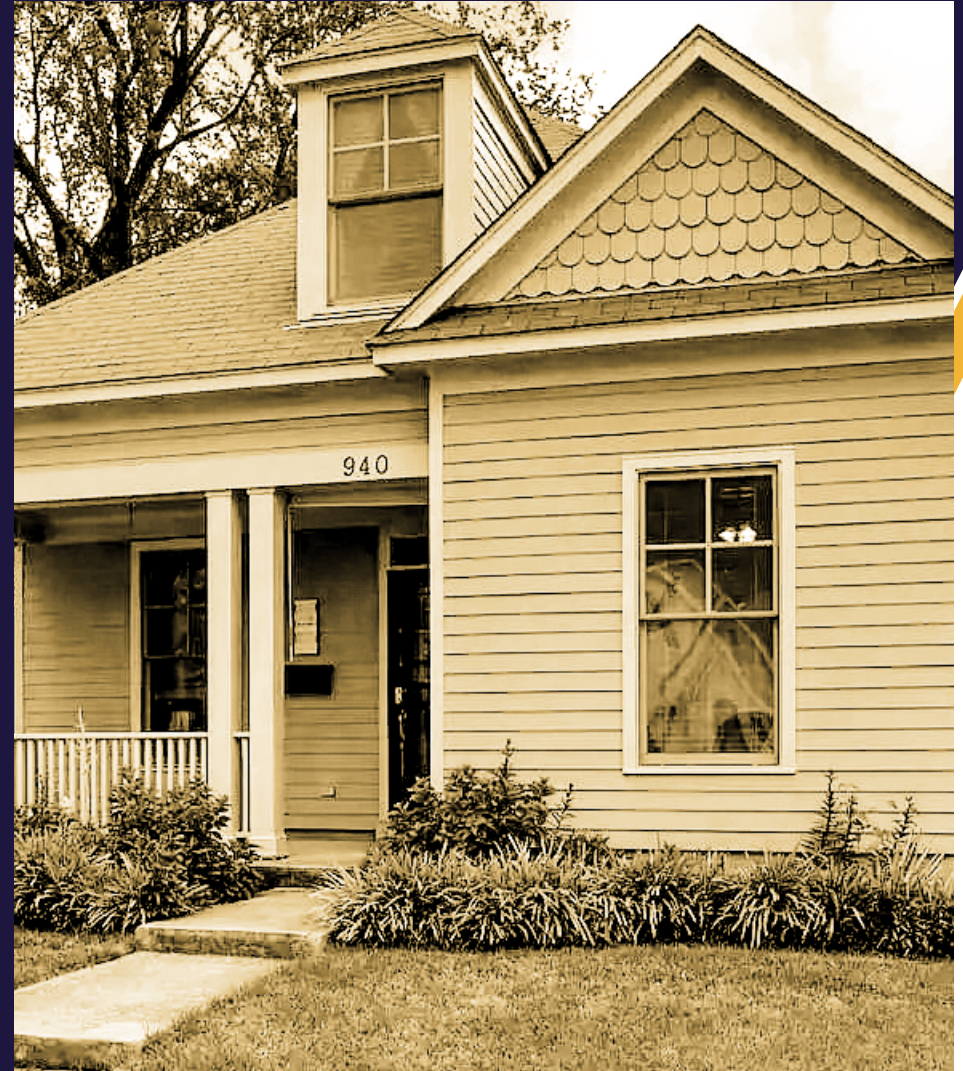
944 NEW YORK ST



2

GUEST HOUSE

940 PHILADELPHIA ST



GUEST HOUSE

944 NEW YORK ST

1

944 New York St

SPECS

- 3-4 Bed / 2 Bath Home ±1,800 SF in Cooper-Young
- Historic 1905 Construction with Character & Charm
- Tall Ceilings, Hardwood Floors & Original Details
- Primary Bedroom on Main Level with Fireplace
- Updated Kitchen with Modern Finishes
- Detached Guest House with Kitchenette & Full Bath
- Income Potential (Short-Term or Long-Term Rental Setup)
- Level Lot ±5,227 SF with Off-Street Parking
- Prime Midtown Location Near Dining, Retail & Entertainment



Guest houses and cottage available separately; price negotiable

info from zillow.com

COTTAGE DETACHED LIVING SPACE

1



SPECS

- Overall Size: 23'3" x 15'4"
- Ceiling Height: 8'4"
- Window Blinds: 3'9" each



Guest houses and cottage available separately; price negotiable

GUEST HOUSE

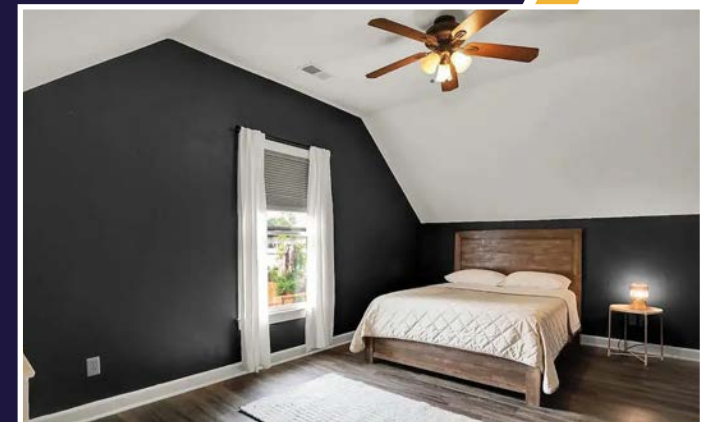
940 PHILADELPHIA ST

2

940 Philadelphia St

SPECS

- 3 Bed / 3 Bath Home ±2,100 SF in Cooper-Young
- Primary Suite on Main Level with Functional Layout
- Open Floor Plan with Vaulted Ceilings & Natural Light
- Hardwood Floors & Fireplace in Main Living Area
- Victorian-Inspired Architecture with Modern Updates
- Private Fenced Yard on Landscaped Lot
- Built in 2005 with Low-Maintenance Construction
- Level Lot with Off-Street Driveway Parking
- Prime Midtown Location Near Dining, Retail & Entertainment



Guest houses and cottage available separately; price negotiable

info from zillow.com

THE SPECS

**Properties can be purchased collectively or individually*

2258 YOUNG AVE	
Parcel ID	029018 00006C
Property Address	2258 YOUNG AVE
Municipal Jurisdiction	MEMPHIS
Neighborhood Number	00709K58
Tax Map Page	139M
Land Square Footage	18700
Acres	0.429
Lot Dimensions	220 X 97.5 IRR
Subdivision Name	MT ARLINGTON BLK P
Subdivision Lot Number	26-32
Plat Book and Page	002-116
Number of Improvements	1
Owner Name	2258 YOUNG LLC
Owner Mailing Address	2258 YOUNG AVE
Owner City/State/Zip	MEMPHIS TN 38104-5753

944 NEW YORK ST w/Cottage*	
Parcel ID	029018 00008
Property Address	944 NEW YORK ST
Municipal Jurisdiction	MEMPHIS
Neighborhood Number	00709K02
Tax Map Page	139M
Land Square Footage	5489
Acres	0.126
Lot Dimensions	50 X 110
Subdivision Name	MT ARLINGTON S/D BLK P
Subdivision Lot Number	33-34
Plat Book and Page	2-116
Number of Improvements	1
Owner Name	2258 YOUNG LLC
Owner Mailing Address	2258 YOUNG AVE
Owner City/State/Zip	MEMPHIS TN 38104-5753

940 PHILADELPHIA ST*	
Parcel ID	029021 00008
Property Address	940 Philadelphia St
Municipal Jurisdiction	MEMPHIS
Neighborhood Number	00709K02
Tax Map Page	139M
Land Square Footage	5401
Acres	0.124
Lot Dimensions	45 X 120
Subdivision Name	MT ARLINGTON BLK O
Subdivision Lot Number	44 & PT
Plat Book and Page	UNKNOWN
Number of Improvements	1
Owner Name	2258 YOUNG LLC
Owner Mailing Address	2258 YOUNG AVE
Owner City/State/Zip	MEMPHIS TN 38104-5753

source: assessormelvinburgess.com

**Guest houses and cottage available separately; price negotiable*

ASKING PRICE \$1,800,000



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